099.0	0003	0011.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	860,000 / 860,000
					USE VALUE:	860,000 / 860,000
					ASSESSED:	860,000 / 860,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
267		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAGLIARINI RAYMOND A
Owner 2:	WHANG KATHERINE J
Owner 3:	
Street 1:	267 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HURD JOAN E/ETAL -
Owner 2:	HURD FRANKLIN W JR -
Street 1:	267 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: U
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,863 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1967, having primarily Wood Shingle Exterior and 2020 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9863.000	358,900		501,100	860,000
Total Card	0.226	358,900		501,100	860,000
Total Parcel	0.226	358,900		501,100	860,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.74 | /Parcel: 425.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 64539
GIS Ref:
GIS Ref:
Insp Date: 10/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0003-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,000	0	9,863.	501,100	860,100	860,100	Year End Roll	12/18/2019
2019	101	FV	306,300	0	9,863.	501,100	807,400	807,400	Year End Roll	1/3/2019
2018	101	FV	306,300	0	9,863.	429,500	735,800	735,800	Year End Roll	12/20/2017
2017	101	FV	306,300	0	9,863.	400,900	707,200	707,200	Year End Roll	1/3/2017
2016	101	FV	306,300	0	9,863.	343,600	649,900	649,900	Year End	1/4/2016
2015	101	FV	282,800	0	9,863.	307,800	590,600	590,600	Year End Roll	12/11/2014
2014	101	FV	282,800	0	9,863.	284,900	567,700	567,700	Year End Roll	12/16/2013
2013	101	FV	282,800	0	9,863.	271,700	554,500	554,500		12/13/2012

!8030!

PRINT

Date	Time
12/10/20	22:37:17

LAST REV

Date	Time
10/03/19	17:18:10

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8030

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HURD JOAN E/ETA	51120-235		5/1/2008		550,000	No	No		
CARAVAGGIO SILV	26363-414		5/31/1996		295,000	No	No		Y

USER DEFINED

Prior Id # 1:	64539
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2019	322	Redo Bat	24,275	C				
7/10/2018	938	Wood Dec	19,000	C				add 12x15 deck
3/7/2013	310	Solar Pa	29,800	C				
4/5/2012	330	Redo Bat	12,125	C				renovate basement
8/16/2011	871	Manual	4,000					REPL 1 ENTRY DOOR
4/9/2009	221	New Wind	7,349					
8/8/2008	901	Redo Kit	12,280	C				
9/7/1995	515	Manual	5,000	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	BS	Barbara S
5/9/2012	Info Fm Prmt	MM	Mary M
2/14/2009	Missed Appt.	372	PATRIOT
2/14/2009	Measured	372	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	256	PATRIOT
8/20/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9863		Sq. Ft.	Site		0	70.	0.73	4									501,120						501,100	

Total AC/HA: 0.22642 | Total SF/SM: 9863 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 501,120 | Spl Credit | Total: 501,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Excellent
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98588204
Adj $ / SQ:	126.439
Other Features:	118709
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	440871
Depreciation:	82002
Depreciated Total:	358869

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

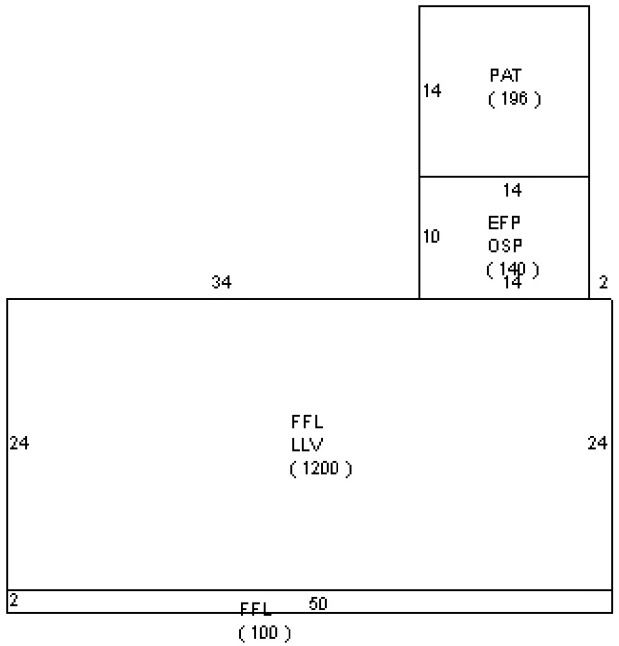
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.08
Special Features:	0	Val/Su Net:	120.60
Final Total:	358900	Val/Su SzAd	276.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,300	126.440	164,371
LLV	Lower Level	1,200	88.480	106,171
PAT	Patio	196	4.100	804
EFP	Enclos Porch	140	46.010	6,442
OSP	Screen Porch	140	30.680	4,295

Net Sketched Area:	2,976			Total:	282,083
Size Ad	1300	Gross Are	2976	FinArea	2020

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

099.0-0003-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	